047.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,500 / 883,500
					USE VALUE:	883,500 / 883,500
					ASSESSED:	883,500 / 883,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSENBLUTH HERBERT
Owner 2:	SIMON HANNAH E
Owner 3:	
Street 1:	34 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARBERIO RALPH J--ETAL -
Owner 2:	KERIVAN BEVERLY J -
Street 1:	34 WEBCOWET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,395 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 2878 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6395.000	394,000		489,500	883,500
Total Card	0.147	394,000		489,500	883,500
Total Parcel	0.147	394,000		489,500	883,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.94 | /Parcel: 306.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33065
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,000	0	6,395.	489,500	883,500	883,500	Year End Roll	12/18/2019
2019	101	FV	310,000	0	6,395.	520,100	830,100	830,100	Year End Roll	1/3/2019
2018	101	FV	310,000	0	6,395.	379,300	689,300	689,300	Year End Roll	12/20/2017
2017	101	FV	310,000	0	6,395.	330,400	640,400	640,400	Year End Roll	1/3/2017
2016	101	FV	310,000	0	6,395.	281,500	591,500	591,500	Year End	1/4/2016
2015	101	FV	290,900	0	6,395.	275,300	566,200	566,200	Year End Roll	12/11/2014
2014	101	FV	290,900	0	6,395.	226,400	517,300	517,300	Year End Roll	12/16/2013
2013	101	FV	290,900	0	6,395.	215,400	506,300	506,300		12/13/2012

!3962!

PRINT

Date	Time
12/10/20	19:04:39

LAST REV

Date	Time
11/05/19	08:56:57
danam	

USER DEFINED

Prior Id # 1:	33065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3962

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBERIO RALPH	41005-384		9/25/2003		500,350	No	No		
KERIVAN BEVERLY	28701-149		6/12/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2018	337	Addition	182,780	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Permit Visit	DGM	D Mann
11/30/2018	Meas/Inspect	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
1/15/2004	MLS	HC	Helen Chinal
3/17/2000	Inspected	263	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6395		Sq. Ft.	Site		0	80.	0.96	1									489,478						489,500	

Total AC/HA: 0.14681 | Total SF/SM: 6395 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 489,478 | Spl Credit | Total: 489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.06799364
Const Adj.:	1.00088990
Adj $ / SQ:	112.239
Other Features:	120009
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484041
Depreciation:	90032
Depreciated Total:	394009

COMMENTS

20% HST VAULTED LIVING ROOM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

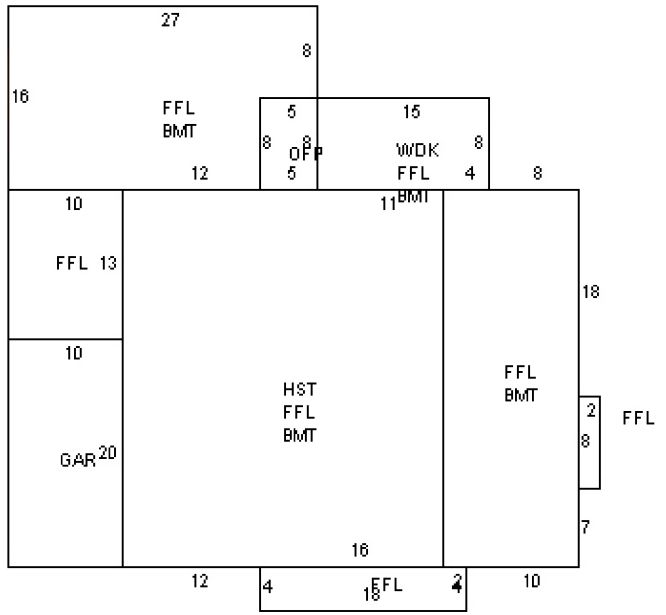
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	112.24
Special Features:	0	Val/Su Net:	83.76
Final Total:	394000	Val/Su SzAd	156.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,050	112.240	230,090
BMT	Basement	1,832	39.900	73,099
HST	Half Story	462	112.240	51,854
GAR	Garage	200	27.520	5,505
WDK	Deck	120	14.350	1,722
OFP	Open Porch	40	44.040	1,762

Net Sketched Area:	4,704			Total:	364,032
Size Ad	2512	Gross Are	5166	FinArea	2878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	